

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, October 24, 2005 at Westfield Town Hall. Members present were Bob Horkay, Ginny Kelleher, Brian Morales, Jim Peyton Bill Sanders, Bob Smith, Cindy Spoljaric, Carolyn Stevenson, and Ron Thomas. Also present were Kevin Buchheit, Al Salzman, Kevin Todd, and Attorney Brian Zaiger.

Smith moved to approve the **September 26, 2005** minutes as presented.

Horkay seconded and the motion passed by voice vote.

Todd reviewed the Public Hearing Rules and Procedures.

CONSENT AGENDA

0511-SFP-24 **Spring Mill Road & Countryside Boulevard.** Secondary plat approval of Section 13 of the Countryside subdivision, 123 lots on 22 acres, zoned MF-2.

Stevenson moved to approve 0511-SFP-24.

Peyton seconded and the motion passed unanimously by voice vote.

OLD BUSINESS

0505-DP-19 & 0505-SIT-13 **4005 Westfield Road.** Development Plan and Site Plan Review of Indiana Members Credit Union, 4,123 square feet on 5.5 acres, zoned GO, by Indiana Members Credit Union.

Mr. Mac Martin stated that this petition was filed six (6) months ago, and needed more time to finalize plans before going to a public hearing. Martin requested a continuance to the November 2005 Plan Commission meeting.

Smith moved to deny the request for continuance for 0505-DP-19 and 0505-SIT-13 and dismiss the petition, as per Westfield Washington Township Plan Commission Rules of Procedure, Article VIII, 8.

Stevenson seconded and the motion passed unanimously.

0506-REZ-04 **16905 Spring Mill Road.** Rezone of approximately 30 acres from SF-2 to SF-A, by Davis Investments, LLC.

Mr. Steve Hardin, Bingham McHale, introduced guests, Mr. Jim Fankhauser and Mr. Ryan Thomas and presented the details of the petition request. Hardin stated they have had two subcommittee meetings and numerous meetings with neighbors. He reviewed the highlights of the project.

Kelleher stated in the original commitments there were square footage commitment; however, due to new SF-A ordinance, what are the square footage requirements now?

Hardin answered the requirements are as follows: single story units, 1,300; however, a minimum of 75% of the units must be 1,500 square feet or greater; one and a half stories – 1,600 square feet, and for two story – 1,800 square feet.

Thomas pointed out in Tab F, Landscape Plan, old proposal showed buffer for the Cunningham property, but this was not shown in the new proposal. Tab B was discussed, buffer for north side and east side of the home on Spring Mill, discussed in subcommittee,

A Public Hearing opened at 7:22 p.m.

Mr. Joe Plankis spoke against the project stating his concern of the growing number of multifamily units in the area.

Ms. Linda Nass spoke against the project.

Ms. Cunningham spoke in favor of the project.

The Public Hearing closed at 7:29 p.m.

Kelleher moved to send 0506-REZ-04 to the Town Council with a positive recommendation with the commitments offered by the developer and the quit claim for the approximate seven acres of woods.

Horkay seconded and the motion passed 7-1 (Morales).

NEW BUSINESS

0510-DP-34 & 0510-SIT-26 **525 David Brown Drive.** Tom Roush Mazda requests development plan and site plan approval of a 1,310 square-foot expansion to an existing structure in the LB-PD District.

Mr. Robert Hindman, representing the petitioner, presented the details of the project and stated that the square footage needed to be corrected from 1,310 square feet to 13,000 square feet. He reviewed the history of the project.

A Public Hearing opened at 7:40 p.m.

The Public Hearing closed at 7:41 p.m.

Horkay moved to approve 0510-DP-34 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;

3. That the petitioner complies with any requirements from the Hamilton County Soil and Water Conservation District;
4. That the petitioner submits a revised landscaping plan depicting 6-foot evergreen trees at installation, for staff approval; and,
5. That these conditions be fulfilled prior to receiving a building permit.

Smith seconded and the motion passed unanimously.

Horkay moved to approve 0510-SIT-26 with the following condition:

- That the petitioner complies with any conditions as a part of 0510-DP-34.

Smith seconded and the motion passed unanimously.

Sanders arrived at 7:48 p.m.

0510-DP-35 & 16475 Southpark Drive. Design & Construction, Inc. requests development plan and site plan approval of a new 14,400-square office and storage facility on Lot 5 of the Southoak PUD.

Mr. Adam DeHart, Keeler Webb, represented the petitioner and introduced Mr. Jim Kent, owner of the property, and presented the details of the project, including the waiver request for sidewalks.

A Public Hearing opened at 8:00 p.m.

Nass spoke against the project.

The Public Hearing closed at 8:04 p.m.

Sanders moved to approve the waiver request with the condition that the sidewalk will be installed if the town should decide in the future to put in sidewalks.

Smith seconded, and the motion passed unanimously by voice vote.

Sanders moved to approve 0510-DP-35 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner submit a revised landscape plan prior to the issuance of an ILP for the subject site, accommodating additional trees if possible.

Horkay seconded and the motion passed unanimously.

Smith moved to approve 0510-SIT-27 with the following condition:

- That any conditions of the associated Development Plan Review (0510-DP-35) be satisfied prior to the issuance of an Improvement Location Permit for the subject site.

Sanders seconded, and the motion passed unanimously.

Committee Reports

Thomas reported on the Comprehensive Plan Committee regarding 0506-PUD-02, 4400 East 186th Street.

Plankis reported on the Comprehensive Plan Amendment Steering Committee.

Plankis reported on Standards Committee.

Buchheit opened a discussion on whether the Plan Commission should meet on the scheduled December meeting date.

After discussion, it was decided there would be no December Plan Commission meeting.

The meeting adjourned at 8:35 p.m.

President

Secretary